

### Department of Planning and Development 2006 Annual Report



**Meet the Staff** 

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**Community Profile** 







### **Mayor of Gahanna**

**Becky Stinchcomb** 

### **Planning and Development**

Sadicka White, Director of Planning and Development William Murdock, Deputy Director of Planning and Development Matt Huffman, Environmental and Community Planner Crystal Cockerell, Administrative Assistant

### **Zoning**

Bonnie Gard, Planning and Zoning Administrator Brian Reynolds, Code Enforcement Officer

### **Building**

Kenneth W. Fultz, P.E., Chief Building Official/Plans Examiner Michael J. Frey, Building and Heating Inspector

### **Department of Development Support Staff**

Fredena Williams, Development Secretary Jeanette Hines, Part-Time Development Secretary Birgit Hixon, Part-Time Development Secretary

### Interns

Bethany J. Miller, Second Year Graduate Intern Jared Powell, First Year Graduate Intern Rickie Yeager, First Year Graduate Intern The Ohio State University School of City and Regional Planning



# Meet our Staff

In 2006, the structure of the Department of Development changed making the Building Division an in-house part of the Department. An intended outcome of this process of change was to create a more complete customer service experience for Department constituents. The Department of Development is able to offer a "one-stop-shop" service to those needing permits or applications for new construction projects or alterations.

In order to have an internal, certified Building Division, the Chief Building Official/Plans Examiner position was created to manage the Division tasks and duties. **Kenneth W. Fultz P.E.**, who previously provided this service on a contract basis since 1988, joined the City Staff on October 16, 2006 and now fills this position. Mr. Fultz holds a Five-Year Professional Degree in Architectural Engineering, a Building Official Certificate, a Residential Building Official Certificate, a Building Inspector Certificate, and a Master Plans Examiner Certificate. **Michael J. Frey** holds a Building Inspector Certificate and a Residential Building Official Certificate. He was hired as the City's Building and Heating Inspector on November 30, 2006. Mr. Frey replaced the retired Ed Corbett who filled the position of Building Inspector and provided the City with invaluable service for 25 years.

With the reorganization of the Mayor's office, the Department of Development is responsible for providing front-desk coverage for both the Mayor's office and the Department. **Jeanette Hines** joined the Department Staff on April 12, 2006 and **Birgit Hixon** joined our staff on December 4, 2006, both as part-time Department of Development Secretaries. **Fredena Williams**, previously a part-time Building and Zoning Administrative Assistant, was promoted to the full-time position of Development Secretary with the retirement of Relva Fleming who served the City for 26 years.

The Department of Development maintains a relationship with the Graduate School of City and Regional Planning at **The Ohio State University** and has participated in their Internship Program for the past 10 years. During 2006, the Department received two new Graduate Interns: **Jared Powell** and **Rickie Yeager**. Each of these Interns are completing the first year of their two year Master Degree programs.





# Top 10 Economic Impacts

### 2006

- \$50 million private/public downtown revitalization project which is fifty percent complete, Creekside/Gahanna Creekside Investment
- \$3 million award from CORF application to aggregate 191 acres for development as Central Park (Bedford Landfill I) with more than fifty percent of the landfill closure completed and a final closure date of Spring 2007
- 367,426 SF of developed land in Eastgate Industrial Center
- \$416,000 in Lodging Tax generated from a record year for visitors and tourism
- **96% increase** in Commercial Building Valuation over previous year with **\$46.4 million** in new and renovated construction projects, overall.
- 43% increase by the Business Sector contributed to the 7% increase in overall tax revenue
- \$32 million in Commercial Construction
- 28 retail spaces, including a new Kroger Marketplace, in 187,514 square feet of new and renovated store fronts at Hunters Ridge
- 12 new retail spaces in 49,821 square feet at The Market at Hamilton with 100% occupancy at build out
- **5** Brownfield assessments accomplished from last year's \$400,000 in United States Environmental Protection Agency (EPA) Brownfield Assessment Grant, which was presented to only four communities in Ohio



**Overview of Development** 

Creekside is a \$50,000,000 private/public redevelopment project with 250,000 square feet of retail, office, and residential space.

The Creekside Development is a **market-based solution** to the revitalization of downtown Olde Gahanna. The development strategy is designed to assess which site costs are supportable by rents or sales of office, retail restaurant or condo space. The developer has been able to finance and market over **76%** of the project costs

To help support this endeavor the City has financed **\$15 million** of public improvements a total of **389 public parking spaces** in both a tower and underground parking facility will provide parking access in downtown, Olde Gahanna.







### Creekside Development Project Facts





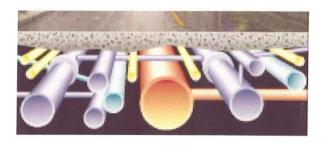
### **Development**

- 3 buildings on site
- 71 condominium units ranging from \$240,000 to \$1,100,000
- 11,000 square feet of public park
- 25,000 square feet of riparian zone
- 30,000 square feet of upper plaza
- 50,000 square feet of office space
- **50,000** square feet of retail space
- 179,000 square foot parking garage with 539 spaces (389 public)

#### Mill Street Utilities

#### Sanitary Work

- 1950 linear feet of sanitary line
- 9 manholes
- 13 service connections



### Other Utility Work

- 4,000 linear feet of telephone conduit
- 1,200 linear feet of City fiber conduit
- 1,440 linear feet of waterline

The public project completion date is anticipated for **September**, **2007**.







### **Central Park Site Update**

The City of Gahanna and the Central Ohio Community Improvement Corporation (COCIC) broke ground in August of 2006 at the abandoned Bedford I Landfill for the new Central Park of Gahanna. Central Park will include:

- 1.2 million square feet of office space
- Nine-hole executive golf course and training facility

A two-foot-thick clay cap was placed over the former landfill as required by the EPA for final closure of the landfill.

- The COCIC, formed in 2005, is the current owner of the site. The sevenmember Board of Trustees includes
   Franklin County Treasurer Ed Leonard and the City of Gahanna's Director of Development, Sadicka White.
- A total of 191 acres have been amassed for the Central Park project for more than \$6,000,000
- 21,000 cubic yards of clay stockpile removed from the site
- At the end of 2006, 99% of the closure and environmental clean-up activities were completed for a total of 61 capped acres
- Storm water improvements have started on a 43 acre area



### **Funding for Central Park**

- \$3 million received from the Clean Ohio revitalization Fund Grant for the Bedford Landfill to complement the City's existing investments
- \$150,000 provided from the Franklin County Community Development Block Grant
- \$1.2 million was provided by the City for storm water remediation



#### **Expected Finish Dates**

- Nine-hole executive golf course and training facility is scheduled to be complete by fall of 2007
- Office Park development is expected to occur over the next five years





### **Highlights**

- More than **\$6 million** in capital improvements
- Four leading companies have committed to providing 150 new jobs
- Total project footprint of more than 200 acres
- 1.2 million square feet of office and industrial space, which could provide 4,000 regional jobs

### Site Fact Sheet Bedford I:

81.7 acre former landfill
110 acres of developable industrial land
191.7 acre total site area

### Completed Work

Phase I and Phase II environmental assessments for each landfill and the surrounding areas

Removed gas wells and piping from work area

Sedimentation basin completed in SW corner of site

Former Brick Company site demolition completed

#### Transportation Infrastructure:

**Airports** - The redevelopment site is located less than 2 miles from Port Columbus International Airport

**Roads** - The site is less than 2 miles from both the Hamilton Road and Broad St. interchanges. It is within 5 miles of I-70, I-71, I-670 and US 62

Rail - Several rail spurs connect the site to Norfolk Southern and CSX Rail Lines Public Transit - The site is located within walking distance of public transportation, the #96 COTA bus line

### **Utilities:**

Water & Sewer - Served by City of Gahanna water and sewer

**Electric** - American Electric Power - Dual Power feeds from two substations-138 KV Loop System

Columbus

Gas - Columbia Gas of Ohio

**Phone Data** - Dual fiber optic routes from two Central Ohio office for both SBC and Time Warner.





# Community Involvement & Education Brownfields Program

### **Community Involvement**

- A total of \$400,000 was awarded to Gahanna from the US EPA for Phase I and Phase II site assessments
  - \$200,000 Hazardous Substances Assessments
  - \$200,000 Petroleum Assessments
- Phase I assessments are noninvasive reviews of lands that are possibly contaminated
- Phase II assessments are physical analyses of land when the threat of contamination is found to be legitimate concern
- In 2006, five properties underwent
   Phase I environmental assessments
  - 1. Gahanna Veteran's Memorial
  - 2. Corner of Cherry Bottom and SR 62
  - 3. Hamilton Rd. and SR 62
  - 4. 1024 Enterprise Drive
  - 5. 76 N. Stygler Road
- All of these properties are now awaiting Phase II assessments
- 76 N. Stygler has completed both Phase I and Phase II assessments at valued at over \$10,000
- Visit <u>www.gahanna.gov/brownfields</u> for more information

### **Education**

- In 2006, the Department of Development began a began to educate Gahanna-Jefferson Public School students taking architecture and natural science courses about the threat of Brownfields
- The relationship was initiated to relay the importance of the threat that Brownfields bring to a community both ecologically and economically in regards to redevelopment
- Students were informed about the project construction process, addressed by the project environmental engineers and project construction manager, learned about Gahanna's relationship with the EPA, and were informed about future project goals by the City's Department of Development
- The remediation and redevelopment of Brownfields within Gahanna is a major goal of the Department of Development



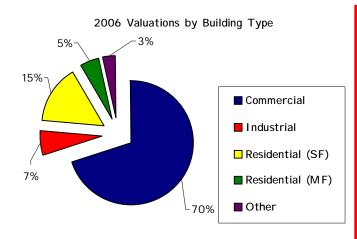
76 N. Stygler



### Building a Better Gahanna

### **2006 Construction Summary**

The year 2006 saw more than \$46.4 million in new and renovated construction projects within the City. This is an **increase of \$18.9 million** over 2005. These projects continue to help make Gahanna a great place to Live...Work...and Play.



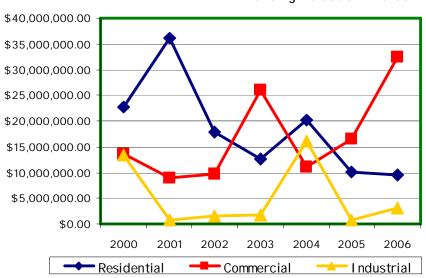
### **Breakdown of Building Permits**

- 35 Single-Family (\$7,192,098) and Multi-Family (\$2,320,000) residential permits valued at a total of **\$9,512,098**
- 65 Commercial permits were issued this year with a valuation of \$32,387,770
- 10 Industrial permits were issued this year at a total of \$3,032,000
- \$1,515,257 in other permit fees

This chart shows an illustration of building valuations between 2000 and 2006.

Commercial valuation has increased by **96%** since 2005, from **\$16,543,340** to **\$32,387,770** 

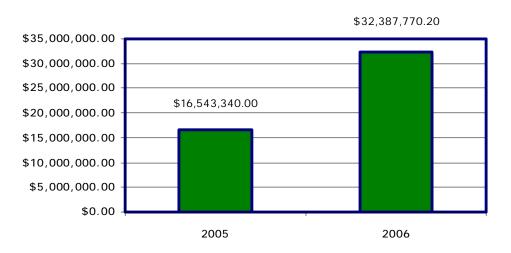
### **Building Valuation Trends**



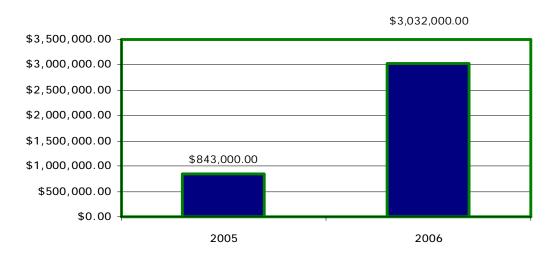


An increase in building valuations, as recorded by the Building Division, illustrate that there has been a substantial increase in value and the number of buildings constructed within Gahanna. The charts on this page show such increases between 2005 and 2006.

### Commercial Building Valuations



### Industrial Building Valuations





### Retention, Expansion, & Recruitment

### **Business Sector Update**

The Department of Development is responsible for assisting with the location of new business in the City and the expansion of existing. Because of the large number of existing businesses and the constantly changing business environment, Gahanna has membership in Business Retention and Expansion (BR&E) organizations and uses a number of database systems to assist in our business retention, recruitment, and expansion efforts. Our BR&E databases include ExecutivePulse, SalesLogix, Xceligent, and CoStar.

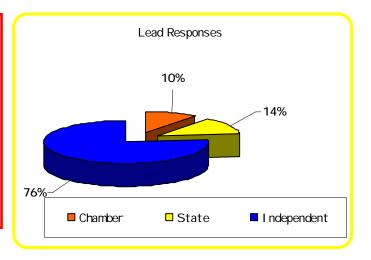


The City of Gahanna is dedicated to local and regional economic growth and has had a long-standing relationship with **MODE** (Mid-Ohio Development Exchange). MODE is dedicated to fostering economic growth throughout all of Central Ohio and has created a network of counties, municipalities, other public sector communities, utility providers, and members of the private business sector.

Through MODE, Gahanna receives **State** and **Columbus Chamber of Commerce leads**. All leads are requests for information from businesses that are interested in locating for the first time or expanding in Gahanna and the Greater Columbus area.

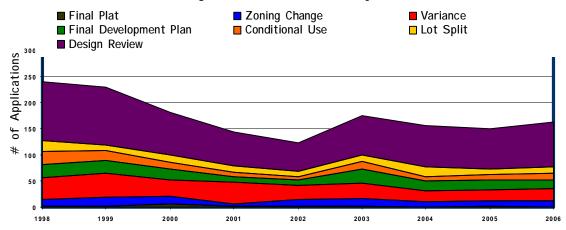
### **Columbus Chamber**

This year the City received a total of 60 Lead inquiries. Of those 60 leads, 20 came from the Columbus Chamber through both the Chamber itself and the Ohio Department of Development. The Gahanna Department of Development met the qualifications for 14 of the 20 requests. In 2006, the Department assisted in the location of 17 new businesses to the City.





### Planning Commission Trends by Year



The total number of applications has decreased by 32% from 1998 in 2006

- Design Review Applications have decreased by 38%
- Final Development Plans have seen a decrease of 64%
- Variances a decrease of 84% and
- Lot Splits, Conditional Use Applications, Final Plats and Zoning Change Applications have remained constant since 1998
- Decreases in overall application submission numbers are attributable to effective changes in the City Code. Application numbers are directly proportional to the amount of land remaining for new development.

### Approval information is listed below.

<u>2006</u>	Submitted	tted Approved Withdrawn		Pending	Denied
Final Plat	1	1	0	0	0
Zoning Change	12	10	1	0	1
Variance	23	16	1	4	2
FDP	17	15	1	1	0
Conditional Use	12	8	0	3	1
Lot Split	12	12	0	0	0
Design Review	85	78	1	3	3
Home					
Occupation	2	2	0	0	0
Flood Plain Use	3	3	0	0	0
Prelim. Plat	2	2	0	0	0
Total	169	147	4	11	7
Percentage Rate	100%	87%	2%	7%	4%

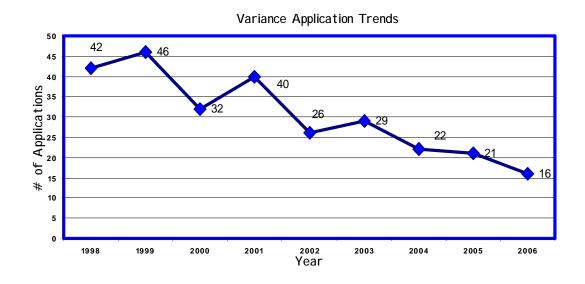


Since 1998, the number of approved Variance Applications has decreased by **62%**. Variances are required when a change to physical property is requested and is not already permitted within the code for the given zoning dedication. **Section 1131.03**, **Advertised Public Hearing**, **of Chapter 1131**, **Variances in the Codified Ordinances of Gahanna** states that unless an Application for Variance meets the following criteria, the application will not be granted.

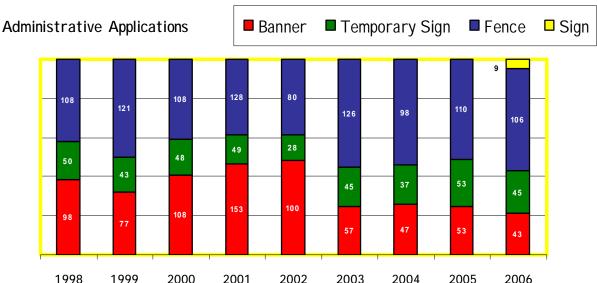
- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Reduction of variances has been a major goal of the Department since 1998 and has been accomplished through significant updates to City Zoning Codes.

On average, Variance application trends have **decreased by 28%** each year since 1998.







In 2006, the Planning and Zoning Division completed their update of the **Chapter 1165 Signs**, which was approved on September 18, 2006. The purpose of the sign code amendments were to make the Code **legally defensible**, **user-friendly**, **and enforceable**.

One of the changes in the updated Sign Code allows the Planning and Zoning Administrator to now approve Certificates of Appropriateness for Signage Applications. Previously that process, sometimes referred to as a Design Review for Signage, was the responsibility of the Planning Commission. Planning Commissioners are still required to review Master Signage Plan Proposals.

Gahanna also began the process of re-writing two other sections of the City Code. Chapter 1155, Manufacturing is being changed in content and title and will be referred to as the **Office**, **Commerce**, **and Technology Code** (**OCT**). The OCT Code will address many of the same uses as the Manufacturing section and will also permit the dedication of office space within the district. Under the Manufacturing code, office space was conditioned.

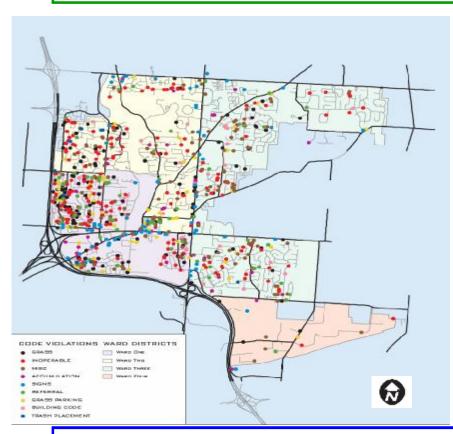
The Planning and Zoning Division is also creating a **Wireless Communication Facilities (WCF)** section of Code. This WCF Code will address items and issues ranging from the installation of cellular towers to wireless fiber equipment locations. This Code section will replace Chapter 1179 of the Codified Ordinances of the City of Gahanna, Satellite Earth Station.



# Code Enforcement

...promotes and maintains a safe and desirable environment in which to Live, Work, and Play.

- In order to document the information gathered by the City's Code
   Enforcement Officer, Geographic Information System (GIS) mapping is used.
- The map on this page displays all code violations by Ward that occurred during 2006
- Ward One has the highest concentration of violations which is due to higher density (more houses per acre)





Ward	Violations Per Parcel		
One	.18		
Two	.12		
Three	.09		
Four	.01		

Total complaints have increased by 8% since 2005 from 1166 total to 1268 total.



# Code Enforcement

WARD	accu- mulation	building codes	grass	grass parking	inoper- able vhcls.	misc.	refer- rals	signs	trash place- ment
ONE	76	35	157	49	113	59	46	39	3
TWO	51	19	67	27	62	40	15	22	9
THREE	24	18	30	21	52	76	21	24	1
FOUR	3	1	6	2	3	5	1	2	0

#### Violations by Ward in 2006



- The table and graph on this page illustrates the number of code violations by ward
- In 2006, there were a total of 1095 documented Code violations
- Signs contributed to the highest number of complaints: 1722
- Citizens can generate complaints about Code violations by logging a request for action with the Code Enforcement Officer at <a href="www.gahanna.gov/planning">www.gahanna.gov/planning</a>



In 2006, two community eye sores were eradicated by the Code Enforcement Division.

The **Code Enforcement** Division began to monitor **158 Douglas Drive** during 2003 because of an outstanding number of exterior Code Violations. It was determined that the home was vacant and the City hired contractors to maintain compliance with the landscaping code after trying to continuously contact the mortgage holders on the home and other tertiary parties to no avail.

The home was **condemned in September of 2006** and on **October 18, 2006 a Notice of Violation Orders** was sent to the home owner detailing all of the needed repairs to the property.

After a final re-inspection of the property on **November 20, 2006**, a demolition order was issued to all of the parties involved with the property. A final notice was issued again on **December 13, 2006** and on **January 18, 2007, 158 Douglas Drive was demolished.** The property is being continually monitored to ensure adherence to City Code.

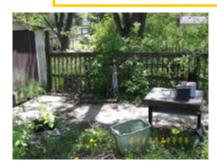






**332 Avonwick Place** has been a concern of the Code Enforcement Divsion for **over 10 years** due to exterior Code violations. The **Franklin County Board of Health** has also been involved with the property issuing both interior and exterior violations to the former owners of the property who were, during this 10-year period, occupying the home. When the owners of the property failed to clean the site they were held in contempt of court and liens were imposed on the property by the Franklin County Environmental Judge. Those fees were order to compound until the property was cleaned to the specified standards.

After \$80,000 worth of liens had accumulated, the property was taken to Sheriff's sale and eventually sold to a private contractor for renovation.

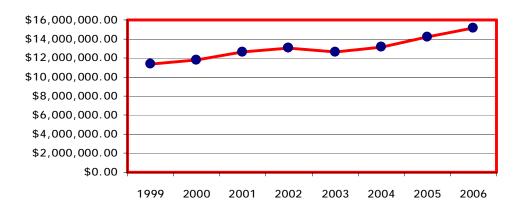






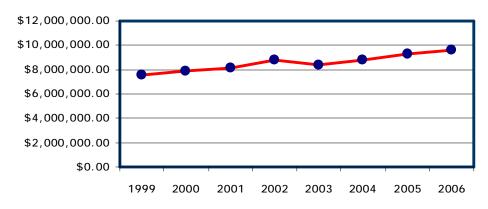


Change in Overall Tax Revenue



- Gahanna's overall tax revenue yielded \$15,181,003 in 2006
- Since 2005 there has been a 7% increase
- There has been an increase, on average, of \$545,670, each year since 1999

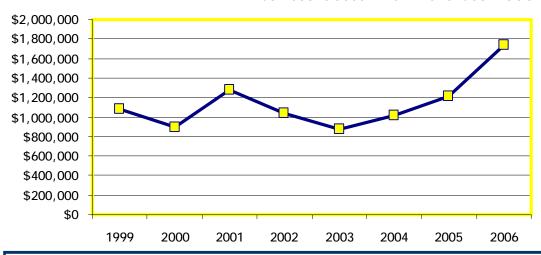
### Gahanna's Withholding Tax Revenue



- Gahanna gained 3% increase in income tax withholdings in 2006
- \$9,631,268 was generated from the Gahanna Employment Sector compared to \$3,817,258 in the residential sector
- On average, the City's withholding tax has grown \$254,852 each year since 1999



### Business Sector Tax Revenues 2006



- In 2006, the business sector tax revenue amounted to \$1,732,477
- This 43% increase was the greatest increase in the last six years
- Tax revenue has grown by \$859,098 since 2003

### Residential Sector Tax Revenues 2006 \$4,000,000 \$3,000,000 \$1,000,000 \$1,000,000 \$1,999 2000 2001 2002 2003 2004 2005 2006

- Gahanna's residential tax revenue increased by 13% in 2006 to total \$3,817,258
- 2005 and 2006 marked positive growth in this area of revenue
- Since 1999, there has been an average increase in this revenue of \$166,625



# Community Reinvestment Areas

The City of Gahanna has five Community Reinvestment Areas (CRA). Four are located in the Industrial District and one is located in Olde Gahanna. The CRA Program offers real property tax abatement to new or expanding facilities.

- 143 total abated properties
- 1980 jobs created for the City of Gahanna, which represents 43% of the total number of employees with CRA businesses
- 91.6% of the CRA properties are occupied
- 94.4% of the CRA properties meet the employment agreement
- \$808,967 from income taxes were paid to Gahanna-Jefferson Public Schools





Gaha	anna CR					
CRA	Total Abated Properties	Total Project Investment	Total Reinvestment Subject to Exemption	Tax Savings Due to Abatement	# Jobs Created	Total 2006 Employees
<u>1</u>	112	\$70,923,364	\$51,965,100	\$1,369,205	1,190	1,960
<u>2</u>	2	\$3,547,759	\$2,383,600	\$70,583	102	141
<u>4</u>	19	\$72,135,841	\$58,749,215	\$1,790,221	822	2,215
<u>5</u>	11	\$7,085,929	\$5,969,900	\$161,309	175-180	214
<u>Total:</u>	144	\$153,692,893	\$119,067,815	\$3,391,318	2,289	4,530



### **Community Improvement Corporation**





### Community Improvement Corporation (CIC)

The Gahanna CIC is a non-profit organization formed under Chapters 1702 and 1724 of the Ohio Revised Code "for the purpose of advancing, encouraging, and promoting the industrial, economic, commercial, and civic development of a community or area." (O.R.C. § 1724.01)

In 2006, a total of **\$416,000** was generated by Gahanna's "**Bed Tax**". The City provided **\$209,562** of that revenue for appropriation by the CIC.

The CIC receives a portion of the City's 6% Lodging Tax generated by tourists and visitors occupying area hotels and lodges. With the tax, the CIC provided funding for the Ohio Herb Education Center, Gahanna Historical Society, Gahanna Events, Inc., and the Olde Gahanna Community Partnership to attract more visitors and tourists.



Funds were distributed as follows:

- \$82,944 Gahanna Events, Inc.
- \$62,208 Ohio Herb education Center
- \$20,736 Olde Gahanna Community Partnership
- \$6,912 Gahanna Historical Society



\* The Gahanna Convention and Visitor's Bureau receives **2.5%** of the Lodging Tax. In 2006, that amounted to **\$174,635**.



Gahanna hotels averaged over **80%** occupancy in 2006.



### **Community Improvement Corporation**

### **Economic Development Engines**



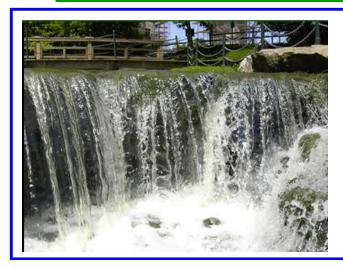
In December, the Community Improvement Corporation adopted a new strategy for **Economic Development "Engines"** within Gahanna.

The strategy aims to create new opportunities for economic growth and to strengthen and reinforce existing, unique characteristics of Gahanna that lead to economic prosperity.

The first strategy is the "Creekside Experience Development Engine". The Tourism and Development Grant is the first part of a multi-level approach to this strategy and works to strengthen the non-profit organizations most critically engaged in tourism development in the Creekside area.

It is the hope of the **CIC** that the approach will lead to other projects tied to hotel and meeting space development, to the creation of new events and attractions, and to other economic development initiatives focused on promoting Creekside and Gahanna's visitor tourism industry.

On the following page, view the **Economic Engine Model**.

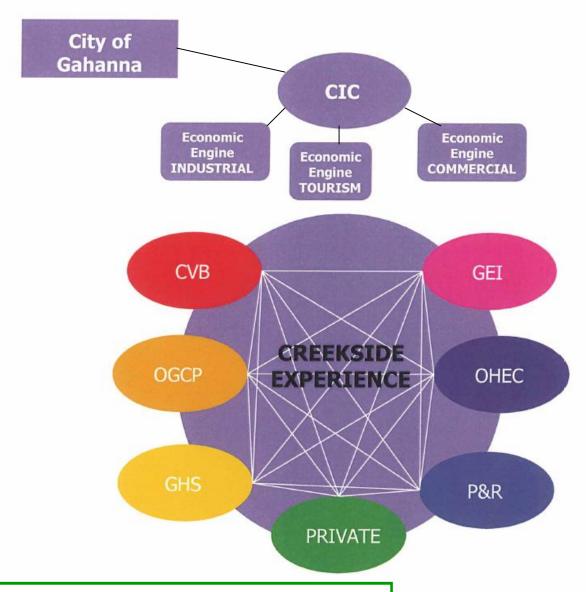






# Community Improvement Corporation

### **Economic Engine Model**



These groups are responsible for working together to create a sense of place and destination by combining Gahanna business, entertainment, and culture.



### Olde Gahanna Community Partnership

### Olde Gahanna Community Partnership

Mission statement: "To foster a climate of 'community' that empowers Olde Gahanna businesses and residents to work together to improve the quality of life in the area."

**OGCP** is a volunteer organization of Olde Gahanna businesses, organizations and residents in pursuit of providing a cohesive, attractive and profitable business environment in Olde Gahanna that attracts the citizens of Gahanna and tourists to the area through its contribution to community character. The focus of the Olde Gahanna Community Partnership is on promoting and advocating realistic improvements to ensure the long-term viability of Olde Gahanna for all its citizens.

The **Department of Development** lends technical, staff support, and serves on the Board of Trustees for OGCP. The Olde Gahanna Community Partnership is involved in the following activities:

- Monthly newsletters
- Monthly general and board meetings
- Sending meeting reminder notifications
- Generating meeting agendas
- Scheduling speakers for OGCP-related events
- Working on the Olde Gahanna Beautification Concept Plan which was passed by City Council on March 20, 2006
- Selling Memorial Bridge Display Baskets and installing two permanent bridge dedication plaques, both of which were donated by members of OGCP
- Coordinating the "Festival of Trees" in conjunction with Holiday Lights!
   Parade & Festival, their major fundraiser
- Creating an Olde Gahanna Parking Study
- Providing a City-appointed Board Member







In 2006, Gahanna annexed **.904 acres**, much less than the 54.7 acres annexed in 2005 representing a **98% decrease** in the expansion of our boundaries. Gahanna does not have an aggressive annexation policy, therefore, the Department of Development is able to concentrate more of our growth efforts towards **infill development**.

Currently there are **270.605** acres within the City's boundaries that remain unincorporated. If the City should acquire those properties ensuring that the uses on newly incorporated land were compatible with the surrounding areas would be an important focus of the Planning and Zoning Division. The majority of this acreage is occupied by single family houses in Jefferson Township and would amount to a large economic benefit to the City.







### Fiscal Impact Analysis

In order to establish what types of growth to consider in the future, the Department of Development began a **Fiscal Impact Analysis (FIA)/Economic Development Plan** on **September 5, 2006**. The analysis will influence the development process, stimulate new investment and reinvestment, retain and expand existing business activity, attract new business and development activity, enhance the character, quality, and style that have defined the community through the years, and retain and attract new residents. Thus far, data has been collected and analyzed on housing, retail/commercial, office, industrial/flex warehouse, all types of available property, and all types of available land regardless of zoning classification. Final Plan adoption and delivery is scheduled for Summer of 2007.





# **Gahanna Events, INC,**

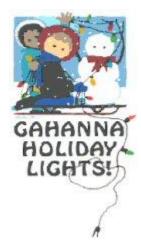
Formed in 1999, Gahanna Events, Inc. is Gahanna's cultural arts and events organization. Until 2006, the organization offices were located in City Hall. With the increasing success, more space became necessary and the offices were moved to **79 Mill Street** Gahanna



The Creekside Blues and Jazz Festival celebrated its eighth annual gathering, June 16-18, 2006. After an aggressive advertising campaign by Gahanna Events, Inc., making more than 18,615,590 marketing impressions, the event attracted more than 80,000 guests. More than 100 Blues and Jazz acts were heard and guests enjoyed food, crafts, and a carnival. In 2007, the event will begin on Friday, June 15th and continue through Sunday June 17th.

2006 marked the second year that Gahanna Events, Inc. hosted the **Freedom Festival**. The Festival is traditionally scheduled each year for July 4th and is preceded by a **5K Family Run and Walk** beginning at 8 a.m. which was postponed due to rain. The event instead took place on July 28th at the City Golf Course and attracted more than **25,000 guests**. Next year, the Freedom Festival will be hosted by the Gahanna Parks and Recreation Department on **July 4, 2007**.





The Gahanna Holiday Lights! Parade and Festival, Central Ohio's All-Lighted Nighttime Parade, took place on November 25th and attracted more than 55,000 onlookers. Families and friends were able to enjoy crafts, food and a parade with more than 100 uniquely-lighted participants. Join Gahanna events in 2007 on November 24th for the premiere annual event.



Gahanna makes an ongoing effort to keep learning about areas that are critical to planning and economic development. In 2006, the Department was represented at six conferences.

American Planning Association (APA) Annual Meeting (San Antonio, TX)
Sadicka White, William Murdock, Bonnie Gard, Jason Bechtold, Bethany J.
Miller

Offers insight about current Planning trends and innovative development projects. Last year, the City presented the Creekside project to over 200 conference attendees.

National Brownfields Association (NBA) William Murdock, Bethany J. Miller

- Ohio Chapter Meeting (Cincinnati, OH)
- National Meeting (Boston, MA)

The NBA is one of the most valuable sources in regards to Brownfield education in the country. Information ranging from current Brownfield remediation projects to legal avenues for dealing with contaminated properties is provided through this organization enhancing our ability to deal with Brownfields.

Ohio Code Enforcement Officials Association (OCEOA) Annual Meeting

(Columbus, OH)

Bonnie Gard, Brian Reynolds

This meeting provides tools and resources for issues concerning the area of Code Enforcement.

Get Green Columbus Initial Regional Meeting (Columbus, OH)

Bethany J. Miller

Columbus has taken some of the regions initial steps towards promoting sustainable development practices. This conference allowed communities in Greater Columbus to become acquainted with those strategies.

Ohio Planning Conference (OPC) Annual Meeting (Cincinnati, OH) Sadicka White, William Murdock, Jason Bechtold

This annual conference keeps planners and developers abreast of development issues concerning the State of Ohio. Sadicka White presented the Creekside development project in 2006 to more than 50 guests.



### **Demographics:**

- 34,017 population (2006 estimate MORPC)
- 32,636 population (2000 Census)
- 4% growth over 2006
- 20,933 population over 25 years of age
- 36.5 Median age
- 71.1% population of 18
- 8.7% over 65



Gahanna, a diverse suburb of Central Ohio

- 86.5% White
- 8.1% Black
- 3.3% Asian
- 1.3% Hispanic
- 0.8% Other

#### Households:

- 11,990 Households
- Median size of 2.7 people
- 74.5% of households are families
- Median income per household of \$66,031
- Per capita income \$29,040

#### **Education:**

- Gahanna Jefferson School District Seven elementary, three middle, and on high school
- Columbus Academy
- Evangel Christian Academy
- St. Matthew



#### **Taxation**

- Municipal Income tax Rate of 1.5%
- Sales and Use tax rate of 6.75%
- Personal Property tax rate of \$102.69/\$1000

### **Transportation:**

- Adjacent to Port Columbus International Airport
- 15 minutes from Rickenbacker International Airport
- Conrail and CSX railways
- Serviced by five major roadways:
   I-270, I-70, I-670, US 62, I-71

#### **Business Incentives:**

- Tax Increment Financing (TIF)
- Tax Abatements
- Community Reinvestment Areas (CRA)
- Office and Industrial Rebate
- Community Enterprise Zone

#### **Utilities:**

- American Electric and Power (AEP)
- Columbia Gas
- City of Columbus water and sewer

#### **Key Industrial Areas:**

- Central Park of Gahanna
- Eastgate Industrial and Technology Park
- Crossroads Commerce Center
- Airport Corporate Center